Cottage Armory Restoration Project

Let's Make History!
Intro to the Armory Project

- The City of Cottage Grove purchased the National Guard Armory in 2010
- Goals for the Armory Project:
  - To design, implement and manage the development campaign for the restoration and renovation of the CG Armory project in Cottage Grove, OR
  - To raise a minimum of $2.6 Million over 30 months
  - To create awareness of the project through education, tourism and donor stewardship
  - To assist in the development of a “Friends of the Armory” volunteer group.
History

• The Amory located at 628 E. Washington Ave was completed in 1931 as a National Guard Armory and local community center

• Art Deco Style

• 33,000 square foot, two-story cast-in-place concrete structure: Largest building in the National Register-listed Downtown CG Historic District

• Important component of the streetscape of the Downtown Cottage Grove Historic District
History

• Designed by the Eugene architecture firm of Hunzicker, Smith and Philips at the start of the great depression
• Drill hall: In addition to military drills and deployment ceremonies
  • Bohemia Days queen
  • WWII roller skating rink
  • Ballroom dancing
  • School dances
  • Gymnastics competitions
  • Flower shows
• In 2009, the National Guard consolidated its units in Springfield, vacating the Cottage Grove Armory
Now

• Owned by the City of Cottage Grove, but cannot be occupied in its current condition:
  • The only restrooms are in the basement level
  • The boiler system is inoperable, so there is no heating, air conditioning or fire suppression
  • Possible asbestos and certain lead contamination
  • No ADA access to the basement or second floor
  • The drill hall/gymnasium is not seismically stable

• To utilize the building to its full potential, restoration of the exterior and extension rehabilitation of the interior must occur
Needs that the new Armory will fulfill in the community

• Community gathering space
• Large event space
• Convention space
• Boys and Girls club/ youth recreation
• General recreation
• Commercial kitchen
• Business incubation
• Archival space for local historic non-profits
• Soup Kitchen
• Historic preservation
Why now?

• The longer the Armory sits, the more the building degrades
Plan: Schematic Design

• Historic Preservation
  • Maintaining character while incorporating modifications to accommodate proposed uses
Accessibility

- The armory is currently very limited in regards to being ADA-compliant.
- The proposed Armory provides a new elevator system to help solve our ADA-compliancy issues.
Plan: Schematic Design

• **Drill Hall**
  • Preservation of the Drill Hall because of its wide-space potential

• **Balcony**
  • The flexibility this provides for displays and alternate uses, as well as for accessibility for users, were main concerns in this decision.
  • Sections of re-locatable bleachers will be used to increase seating capacity for some uses, while being stored at the southwest corner when not in use.
  • Also shown on the Balcony level is a modest elevated Sound Booth for A-V controls.
Plan: Schematic Design

• **Kitchen/Food Service**
  • Proposed kitchen uses: Small group kitchen, teaching kitchen, catering support kitchen, rental/incubator kitchen, and banquet kitchen.
  • Southwest corner: Service and staging area with stair and small elevator to Main Level.
  • Quartermasters room: Additional staging and support for both the Drill Hall and the Company Room for smaller groups.
  • Northeast meeting rooms: Wet corner for coffee service and support of small group use of these spaces.
Plan: Schematic Design

• Meeting and Multi-Purpose Rooms
  • Options for meeting rooms:
    • The Company Room on the Main Level
    • The Legion Room on the Lower Level
    • The Commanding Officer’s Room on the Upper Level
    • The Banquet Room on the Lower Level
    • Additional Lower Level spaces for meetings, conference and film screening
    • Larger space on left side of Lower Level for youth activities, exercise studios or similar uses
Plan: Schematic Design

• Restrooms
  • Accessible restrooms on each level
  • The Lower Level restrooms with their historic original finish materials are modestly modified to serve the Lower Level.
  • Additional Lower Level restrooms on the west side serve adjacent uses.

• Zones
  • Building circulation: Allows limited areas of the facility to be available to specific users without allowing access to the entire structure
  • New northeast entry
  • Locked door at the base of the stairwell restricts Lower Level access
Plan: Schematic Design

• **Storage**
  • Tables, chairs, carts, screens, and food service equipment are examples of items needing storage for general building use.
  • The kitchen area includes storage for equipment, supplies and foodstuffs to support kitchen uses. Archival storage is provided for an historic film collection, as well as City records and files.

• **Historical Displays**
  • As an historic structure, multiple opportunities are available to reinforce a sense of history throughout the facility.
  • The southeast corner entry will remain as the iconic image for the Armory walls.
Cost of construction

- General - $500,500
- Site - $24,500
- Exterior: Existing - $100,000
- Northeast Entry Addition - $480,000
- West Lower Entry Modification - $17,000
- Lower Level: Existing - $500,000
- Main Level: Existing - $200,000
- Upper Level: Existing - 102,000
- Structural Rehab - $38,000
- Plumbing - $28,500
- HVAC - $473,000
- Fire Protection Systems - $137,000
- Electrical - $128,500
- Phone and Data - $9,000
- Fire Alarm - $45,000
Cost of Construction

Estimated Total: $2.8 Million
Final look